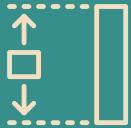


UNIT 28B CHERRY ORCHARD INDUSTRIAL ESTATE DUBLIN 10 D10 YY31



Semi-detached facility totalling approx. 880 Sq. M (9,472 Sq. Ft) with a clear internal height of approx. 6.1m



Including office accommodation of approx. 283 Sq. M (3,046 Sq. Ft).



Loading access is provided via 1 no. roller shutter door to the front elevation and 1 no. access door to rear with a secure yard.



Established industrial location with excellent connectivity to the M50 motorway leading to all main arterial routes to and from Dublin.



FOR SALE



SCHEDULE OF ACCOMMODATION

| Accommodation | Sq. M | Sq. Ft |
|-----------------------|------------|--------------|
| Warehouse | 597 | 6,426 |
| Two Storey Offices | 267 | 2,874 |
| Single Storey Offices | 16 | 172 |
| Total | 880 | 9,472 |
| Mezzanine | 134 | 1,442 |

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided opposite.

DESCRIPTION

Warehouse

- Clear internal height of approx. 6.1m
- 1 no. roller shutter door to the front elevation and 1 no. access door to the rear
- Full height concrete block walls in warehouse
- Ample rear storage yard and staff parking on site

- Mezzanine extending to approx. 134 Sq. M (1,442 Sq. Ft)

Offices


- Two storey offices with reception area to front elevation
- Single storey office in warehouse
- Staff facilities and board room



NEARBY OCCUPIERS



FURTHER INFORMATION

- **Inspections:** Inspections are strictly by appointment through the sole selling agent Savills
- **BER** 
- **Rates Payable:** The rateable valuation is €25,900. The rates payable for 2026 are approx. €7,252.
- **Price:** On Application

CONTACTS

For further information or to arrange a viewing please contact:

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PROPERTY MISREPRESENTATION ACT

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